

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, Planning & Zoning Manager/(954) 797-1075

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Variance

AFFECTED DISTRICT: District 1

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: VARIANCE - V 6-1-09, U-Pull-It, 4000 SW 47 Avenue (M-3) (to increase the maximum height of a building from 35 feet to 50 feet) Planning & Zoning Board recommended approval

REPORT IN BRIEF: The petitioner is requesting a variance from the Land Development Code, Section 12-54 Nonresidential Performance Standards for M-3, Planned Industrial Park Zoning District to allow a 50 foot high building (maximum for M-3 is 35 feet).

According to the petitioner's justification letter, the proposed variance will allow scrap metal recycling operations, including a conveyor mechanism and a crane, to be operated under roof. Section 12-34(HH)(2) of the Town Code (Detail Use Regulations for Recycling, Scrap Metal and Automobile Wrecking Yards) requires scrap metal recycling operations to be under a roof and at least partially enclosed at the sides.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the July 22, 2009 Planning & Zoning Board meeting, Vice-Chair Busey made a motion, seconded by Mr. Jacob, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – absent; Mr. Farkas – yes; Mr. Jacob – yes. **(Motion carried 4-0)**

At their August 3, 2009 meeting, the CRA Board unanimously recommended approval of this variance.

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Exhibits

Application: V 6-1-09/09-83/U-Pull-It
Original Report Date: 7/13/09
08/04/09

Revision:

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Lawrence Danielle
Address: 4000 SW 47th Avenue
City: Davie, Florida 33314
Phone: (954) 295-0042

Petitioner

Name: Pillar Consultants, Inc.
Address: 5230 S. University Drive-Suite 104
City: Davie, Florida 33328
Phone: (954) 680-6533

Background Information

Date of Notification: July 15, 2009 **N u m b e r o f**
Notifications: 277

Petitioner's Request: A variance from the Land Development Code, Section 12-54 Nonresidential Performance Standards for M-3, Planned Industrial Park Zoning District **FROM:** the required 35 foot maximum height **TO:** provide 50 foot maximum height

Address: 4000 SW 47th Avenue

Location: Generally located South of Oaks Road, west of 441/SR7.

Future Land Use Plan Map: Industrial

Existing Zoning: M-3, Planned Industrial Park District

Existing Use: Automobile wrecking yard

Parcel Size: 4.96 Acres (215,903 Square Feet)

Surrounding Use(s):

Surrounding Land
Use Plan Map
Designation(s):

North:	Automobile wrecking yard, Warehouses	Industrial
South:	Automobile wrecking yard	Industrial
East:	Automobile wrecking yard	Industrial
West:	Warehouses	Industrial

	<u>Surrounding Zoning(s):</u>
North:	M-4 (County) Limited Heavy Industrial District, M-3, Planned Industrial Park District
South:	M-3 (Hacienda Village) General Industrial District, M-4 (Hacienda Village) Limited Heavy Industrial District, M-3, Planned Industrial Park District
East:	M-3 (County), M-1 (County), M-2 (Hacienda Village), B-3 (County)
West:	M-4 (Hacienda Village) Limited Heavy Industrial District, M-3, Planned Industrial Park District

Zoning History

Related zoning history:

Records indicate that the existing Zoning and Future Land Use Plan Map designation were in place at the time of annexation.

Previous application requests:

Site Plan Application (SPM 6-1-08), the petitioner requests a site plan modification approval for a roofed working area and parking.

Plat Application (P 6-1-08), At the January 7, 2009 Town Council meeting the plat known as “Danielle Plat” was approved.

Rezoning Application (ZB 8-4-05), At the January 21, 2009 Town Council meeting, this application to rezone the approximately 32 acre subject site from M-4 (Hacienda Village) Limited Heavy Industrial District, M-3 (Hacienda Village) General Industrial District, and M-4 (County) Limited Heavy Industrial District to M-3, Planned Industrial Park District was approved.

Concurrent Request(s) on same property:

Site Plan Modification (SPM 6-4-07), to revised elevations with requested new height of 50 feet.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonment of Rights-of-Way. The purpose of this division is to guide the processing and granting of rezoning, special permits, variances and vacations or abandonment of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24 (J) (13)), Planned Industrial Park (M-3) District. The M-3 District is intended to implement the industrial classification of the Town of Davie Comprehensive Plan by providing for planned industrial parks which can

accommodate light, medium or selected heavier industrial uses in an open, uncrowned and attractive manner through limitations on setbacks and coverage, and for other permitted uses. M-3 Districts are not intended for locations abutting residential property.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, M-3 District, requires the following: lot area of 43,560 square feet, 150 feet frontage, 20% minimum open space (ratio), and 35' maximum building height.

Land Development Code (Section 12-34(HH)), Recycling, Scrap Metal Processing and Automobile wrecking yards.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zones 97 and 98

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property.

The petitioner stated in his justification letter that the variance request will allow a conveyor mechanism for recycling purposes, a crane for moving inventory, and servicing equipment to comply with Section 12-34(HH)(2), (Detail Use Regulations for Recycling,

Scrap Metal and Automobile Wrecking Yards) which requires to enclose recycling activities from view.

- b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;

The granting of the variance is not necessary for the reasonable use of the land or building. However, based on the petitioner's justification letter, the variance is the minimum necessary to accommodate the machinery within the proposed building.

- c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The intent of the Land Development Code is to provide a maximum allowable height for indoor activities in the M-3, Heavy Industrial District. However, in this district, machinery higher than 35 feet is not required to be indoors, except for scrap metal and recycling uses. The request will allow the machinery associated with scrap metal and recycling to be enclosed as required in Section 12-34(HH)(2).

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the July 22, 2009 Planning & Zoning Board meeting, Vice-Chair Busey made a motion, seconded by Mr. Jacob, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – absent; Mr. Farkas – yes; Mr. Jacob – yes. **(Motion carried 4-0)**

Community Redevelopment Agency (CRA) Board Recommendation

At the August 3, 2009 CRA Board meeting, this item was unanimously approved.

Town Council Action

Exhibits

1. Justification Letter
2. Mail-out Map
3. Mail-out

4. Site Plan
 5. Future Land Use Plan Map
 6. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by:

File Location: P&Z\Development Applications\Applications\V_Variance\V_08\V 6-1-09, U-Pull-It

Exhibit 1 (Justification Letter)



JUSTIFICATION STATEMENT
IN SUPPORT OF A REQUEST
FOR VARIANCE
from ULDC Sec. 12-54
June 8, 2009

The subject property consists of land containing approximately 4.97 Acres with future industrial land use (zoned M-3). It is located in Section 25, Township 50 South, Range 41 East and lies in the Town of Davie, Broward County, Florida.

Larry Danielle is the record owner of the subject property.

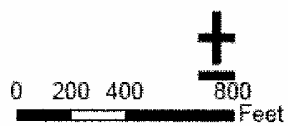
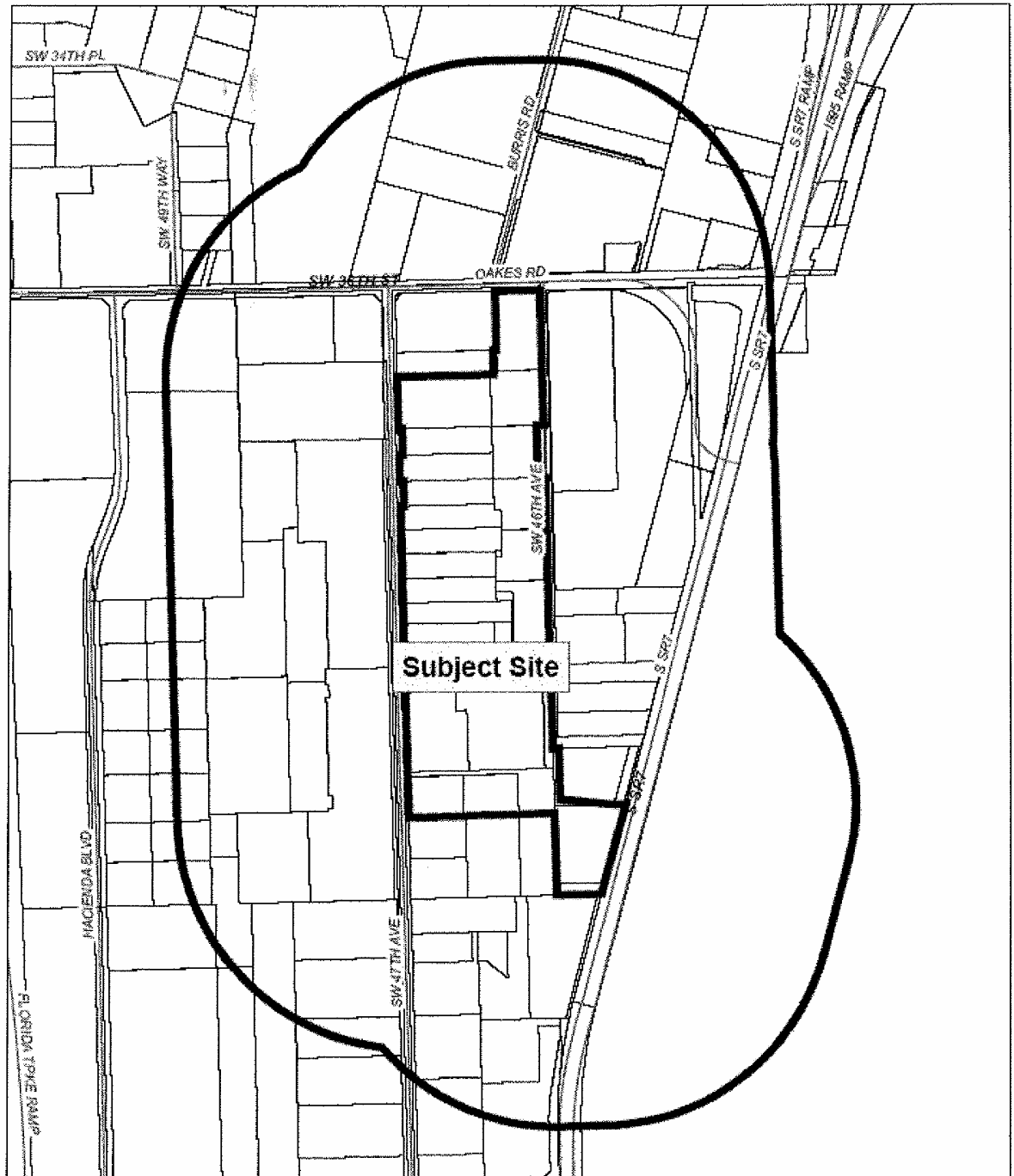
ULDC Sec. 12-54 states that there is a 35' maximum allowable height for commercial buildings. The variance sought is to allow for the proposed building to be allotted a maximum height of 50' in order to contain a conveyor mechanism for recycling purposes and a crane for moving inventory and servicing equipment. This will be in order to conform to ULDC Sec. 12-34(HH) (2); which generally states that there shall be a screening starting from the height of the wall and continuing to the roof as to protect the activities within the building from being viewed from the outside perimeter wall of the facility.

The proposed building height increase will allow for the conformance to ULDC Sec. 12-34(HH) (2) and will completely enclose the conveyor system as to not be seen by the public or be a distraction.

Consulting Engineers • Planners • Surveyors

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Exhibit 2 (Mail-out Map)



Prepared by the Town of Davie GIS Division

Prepared by: ID
Date Prepared: 7/23/08

1000 Foot Buffer

Exhibit 3 (Mail-out)

V 6-1-09

4126 INC
4343 S STATE ROAD 7 #115
DAVIE FL 33314-4007

V 6-1-09

200 HARVARD CORP
810 NE 20 AVE
FORT LAUDERDALE FL 33304

V 6-1-09

4141 HOLDINGS LLC
15751 SW 41 ST STE 300
DAVIE FL 33331

V 6-1-09

95 WHSE INC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

V 6-1-09

ANDRX PHARMACEUTICALS
SERVICES INC % TAX DEPT
8151 PETERS ROAD STE 4000
DAVIE FL 33324

V 6-1-09

AP-ADLER OAKES LTD
% ADLER PLAZA
1400 NW 107 AVE
MIAMI FL 33172

V 6-1-09

BENNETT,DAVID &
GRIFFIN COMMERCE CENTER
3300 N 29 AVE #101
HOLLYWOOD FL 33020

V 6-1-09

CASTLEWOOD HOLDINGS LLC
633 S FEDERAL HWY STE 300A
FORT LAUDERDALE FL 33301

V 6-1-09

CASTLEWOOD HOLDINGS LLC
4000 SW 47 AVE
DAVIE FL 33314

V 6-1-09

CELESTINE,RICHARD & VICKI &
FOSBENDER,MARK R & MARIE
3941 SW 47 AVE
DAVIE FL 33314

V 6-1-09

DANIELLE,LAWRENCE
4000 SW 47 AVE
DAVIE FL 33314

V 6-1-09

DANIELLE,LAWRENCE
3940 SW 47 AVE
DAVIE FL 33314-2807

V 6-1-09

DANIELLE,LAWRENCE
4500 LAKES ROAD
DAVIE FL 33314

V 6-1-09

DANIELLE,LAWRENCE
424 HENDRICKS #11
FORT LAUDERDALE FL 33321

V 6-1-09

DANIELLE,MARIA TR
DANIELLE,MICHAEL TR
6674 NW 113 WAY
PARKLAND FL 33076

V 6-1-09

DAVIE CONCRETE CORP
3500 SW 49 WAY
DAVIE FL 33314-2122

V 6-1-09

DAVIE CONCRETE CORP
3570 SW 49 WAY
DAVIE FL 33314-2122

V 6-1-09

DFL-ER LLC
PO BOX 22865
SANTA FE NM 87502

V 6-1-09

DIXIE SOUTHLAND CORP
810 NE 20 AVE
FORT LAUDERDALE FL 33304

V 6-1-09

EIGHTY FOUR LUMBER CO
% CORPORATE TAX DEPT BLDG #1
1019 ROUTE 519
EIGHTY FOUR PA 15330-2813

V 6-1-09

EQUIPMENT BUYERS INC
2101 SW 56 TER
HOLLYWOOD FL 33023-3011

V 6-1-09

ESS PRISA II LLC
PTA-EX #186
PO BOX 320099
ALEXANDRIA VA 22320

V 6-1-09

F GROUP INC
1023 SOUTH 50 ST
TAMPA FL 33619

V 6-1-09

FASO,JOSEPH
4000 SW 47 AVE
DAVIE FL 33314

V 6-1-09

FLA POWER & LIGHT CO
ATTN:PROPERTY TAX DEPT-JLM
PO BOX 14000
JUNO BEACH FL 33408-0420

V 6-1-09

FLORIDA DEPT OF TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

V 6-1-09

FT LAUDERDALE TRANSFER INC
4701 OAKES ROAD
DAVIE FL 33314-2232

V 6-1-09

GRIFFIN COMMERCE CENTER INC
3300 N 29 AVE
HOLLYWOOD FL 33020

V 6-1-09

HARDY,JACK A & CAROLYN S &
STOVER,H G III & PAMELA H
4401 SW 102ND AVE
DAVIE FL 33328-2212

V 6-1-09

HOWAR,ABRAHAM H
4201 S STATE ROAD 7
DAVIE FL 33314

V 6-1-09
INTEGRATED RESOURCE RECOVERY INC
% PERMA-FIX OF FT LAUDERDALE INC
3701 SW 47 AVE STE 109
DAVIE FL 33314-2830

V 6-1-09
JML 47 LLC
4343 S STATE ROAD 7
DAVIE FL 33314

V 6-1-09
JONES,GEORGE TR &
JONES,ORVA EARLE
3232 COVE ROAD
JUPITER FL 33469

V 6-1-09
KELM PROPERTIES INC
4505 SW 36 ST
DAVIE FL 33314

V 6-1-09
MALT,ROBERT C
3501 SW 46 AVE
DAVIE FL 33314

V 6-1-09
MANCHAC,CHARLES REV TR
MANCHAC,CHARLES TRSTE
3318 COOLIDGE ST
HOLLYWOOD FL 33021

V 6-1-09
MCKENZIE TANK LINES INC
PO BOX 1200
TALLAHASSEE FL 32302-1200

V 6-1-09
MINIWAREHOUSES OF KENDALL
LTD
12345 SW 117 CT
MIAMI FL 33186-3934

V 6-1-09
MMS COMPANY LLC
4061 SW 47 AVE
DAVIE FL 33314

V 6-1-09
NEW TOWN HOLDINGS LLC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

V 6-1-09
O A ASSOCIATES INC
2101 SOUTH CONGRESS AVE
DELRAY BEACH FL 33445-7311

V 6-1-09
ORANGEMEN HOLDINGS INC
3921 SW 47 AVE #1017
DAVIE FL 33314

V 6-1-09
PEJE INC
4041 SW 47 AVE
DAVIE FL 33314-4023

V 6-1-09
REALTY PRO INC
180 MESHANTICUT VALLEY PKWY
CRANSTON RI 02920-3917

V 6-1-09
RYDER TRUCK RENTAL INC
% PROPERTY TAX DEPT
PO BOX 025719
MIAMI FL 33102-5719

V 6-1-09
S & D RENTAL CORP
4343 S STATE ROAD 7 STE 115
DAVIE FL 33314-4009

V 6-1-09
S W RED SMITH INC
4145 SW 47 AVE
DAVIE FL 33314-4006

V 6-1-09
SAM JACK INC
3001 W HALLNDALE BCH BLVD #300
PEMBROKE PARK FL 33009

V 6-1-09
SLORP INVESTMENT CORP
10690 SW 23 ST
DAVIE FL 33324

V 6-1-09
STAMILE BROS TRUCK PARTS INC
3940 SW 47 AVE
DAVIE FL 33314-2807

V 6-1-09
SUPERMARKET SERV INC
4100 SW 47 AVE
DAVIE FL 33314-4007

V 6-1-09
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL 33314-3348

V 6-1-09
TRAFICANT,CHARLES TR
TRAFICANT LAND TRUST
5818 E FOX HOLLOW DR
BOCA RATON FL 33486

V 6-1-09
TRI-COUNTY DEV GROUP INC
4491 S STATE ROAD 7 PH 1
DAVIE FL 33314-4035

V 6-1-09
TWIN LAKES LAND RECLAMATION INC
PO BOX 292037
DAVIE FL 33329-2037

V 6-1-09
UNITED DAVIE LLC
987 HILLSBORO MILE
HILLSBORO BEACH FL 33062

V 6-1-09
WALSH PROPERTIES INC
1670 W MC NAB ROAD
FORT LAUDERDALE FL 33309-1001

V 6-1-09
WP REAL ESTATE INVSTMNTS LLC
4717 ORANGE DR
DAVIE FL 33314

V 6-1-09
Current Occupant
3830 SW 47 Ave
Davie, FL 33314

V 6-1-09
Current Occupant
3701 SW 47 Ave A
Davie, FL 33314

V 6-1-09
Current Occupant
3711 SW 47 Ave B
Davie, FL 33314

V 6-1-09
Current Occupant
3721 SW 47 Ave C
Davie, FL 33314

V 6-1-09
Current Occupant
3731 SW 47 Ave D
Davie, FL 33314

V 6-1-09
Current Occupant
4700 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd A
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd B
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd C
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd D
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd E
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd F
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd G
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd H
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd I
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd J
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd K
Davie, FL 33314

V 6-1-09
Current Occupant
4720 Oakes Rd L
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd M
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd N
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd O
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd P
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd Q
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd R
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd S
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd T
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd U
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd V
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd W
Davie, FL 33314

V 6-1-09
Current Occupant
4750 Oakes Rd X
Davie, FL 33314

V 6-1-09
Current Occupant
3501 State Rd 7
Davie, FL 33314

V 6-1-09
Current Occupant
4350 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4360 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4370 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
3911 SW 47 Ave 01 9
Davie, FL 33314

V 6-1-09
Current Occupant
3911 SW 47 Ave 02 9
Davie, FL 33314

V 6-1-09
Current Occupant
3911 SW 47 Ave 03 9
Davie, FL 33314

V 6-1-09
Current Occupant
3911 SW 47 Ave 04 9
Davie, FL 33314

V 6-1-09
Current Occupant
3911 SW 47 Ave 05 9
Davie, FL 33314

V 6-1-09
Current Occupant
3911 SW 47 Ave 06 9
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 08 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 09 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 10 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 11 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 12 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 13 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 14 4
Davie, FL 33314

V 6-1-09
Current Occupant
3901 SW 47 Ave 15 4
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 01 5
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 02 5
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 03 5
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 04 5
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 05 5
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 06 5
Davie, FL 33314

V 6-1-09
Current Occupant
3801 SW 47 Ave 07 5
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 01 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 03 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 05 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 07 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 09 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 11 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 13 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 15 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 17 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 19 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 21 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 23 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 25 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 27 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 29 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 31 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 33 6
Davie, FL 33314

V 6-1-09
Current Occupant
3811 SW 47 Ave 35 6
Davie, FL 33314

V 6-1-09
Current Occupant
4495 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4491 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
3535 SW 46 Ave
Davie, FL 33314

V 6-1-09
Current Occupant
4701 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4601 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4607 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
4609 Oakes Rd
Davie, FL 33314

V 6-1-09
Current Occupant
3595 SW 46 Ave
Davie, FL 33314

V 6-1-09
Current Occupant
3400 SW 46 Ave
Davie, FL 33314

V 6-1-09
Current Occupant
3500 SW 46 Ave
Davie, FL 33314

V 6-1-09
Current Occupant
3580 SW 46 Ave
Davie, FL 33314

V 6-1-09
Current Occupant
4631 SW 36 St
Davie, FL 33314

V 6-1-09
Current Occupant
4501 SW 36 St
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 01, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 02, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 03, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 04, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 05, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 06, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 07, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 08, 13
Davie, FL 33314

V 6-1-09
Current Occupant
4121 SW 47 Ave 09, 13
Davie, FL 33314

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V 6-1-09
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V 6-1-09
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V 6-1-09
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V 6-1-09
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V 6-1-09
Current Occupant
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Davie, FL 33314

Exhibit 4 (Site Plan)

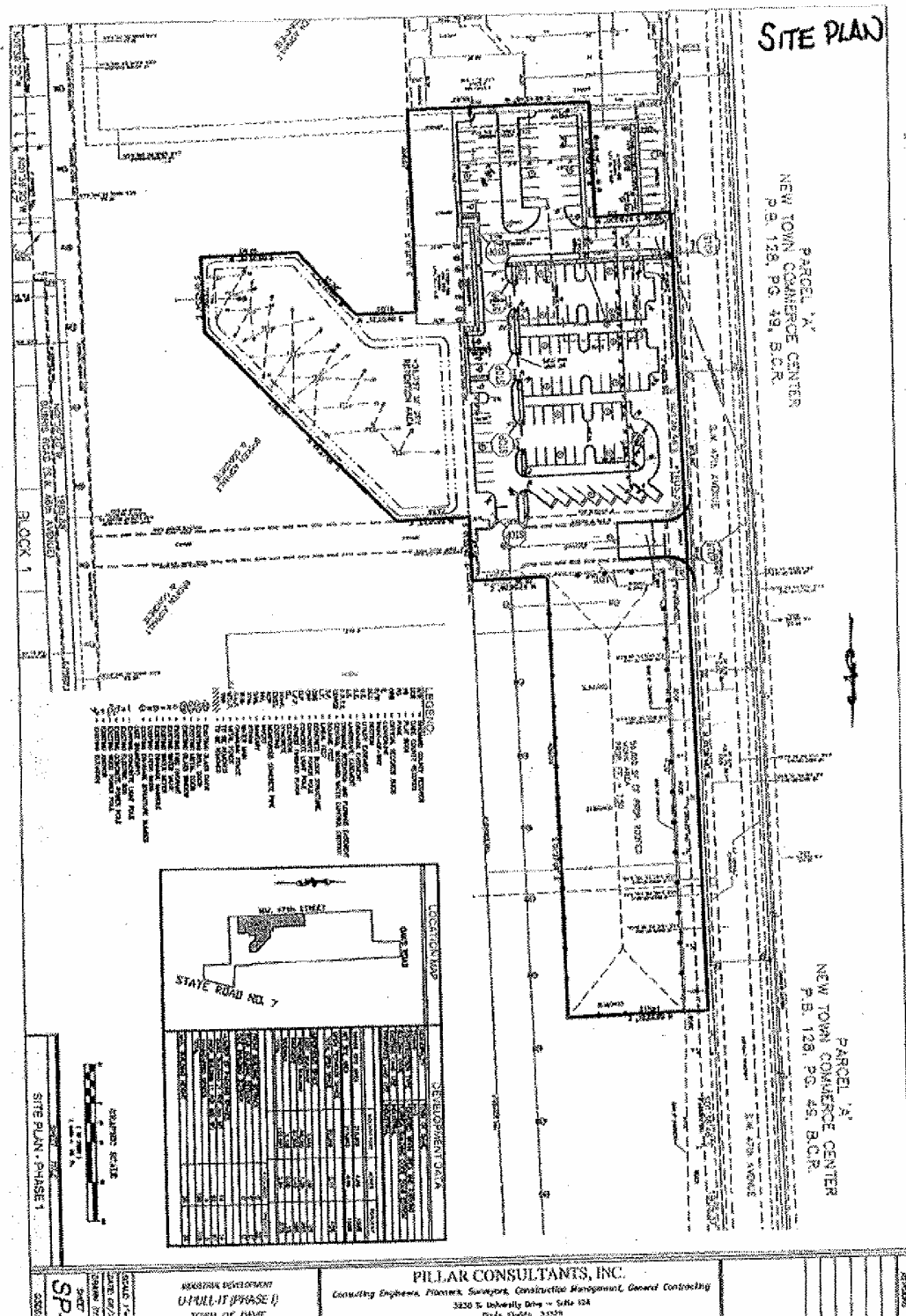
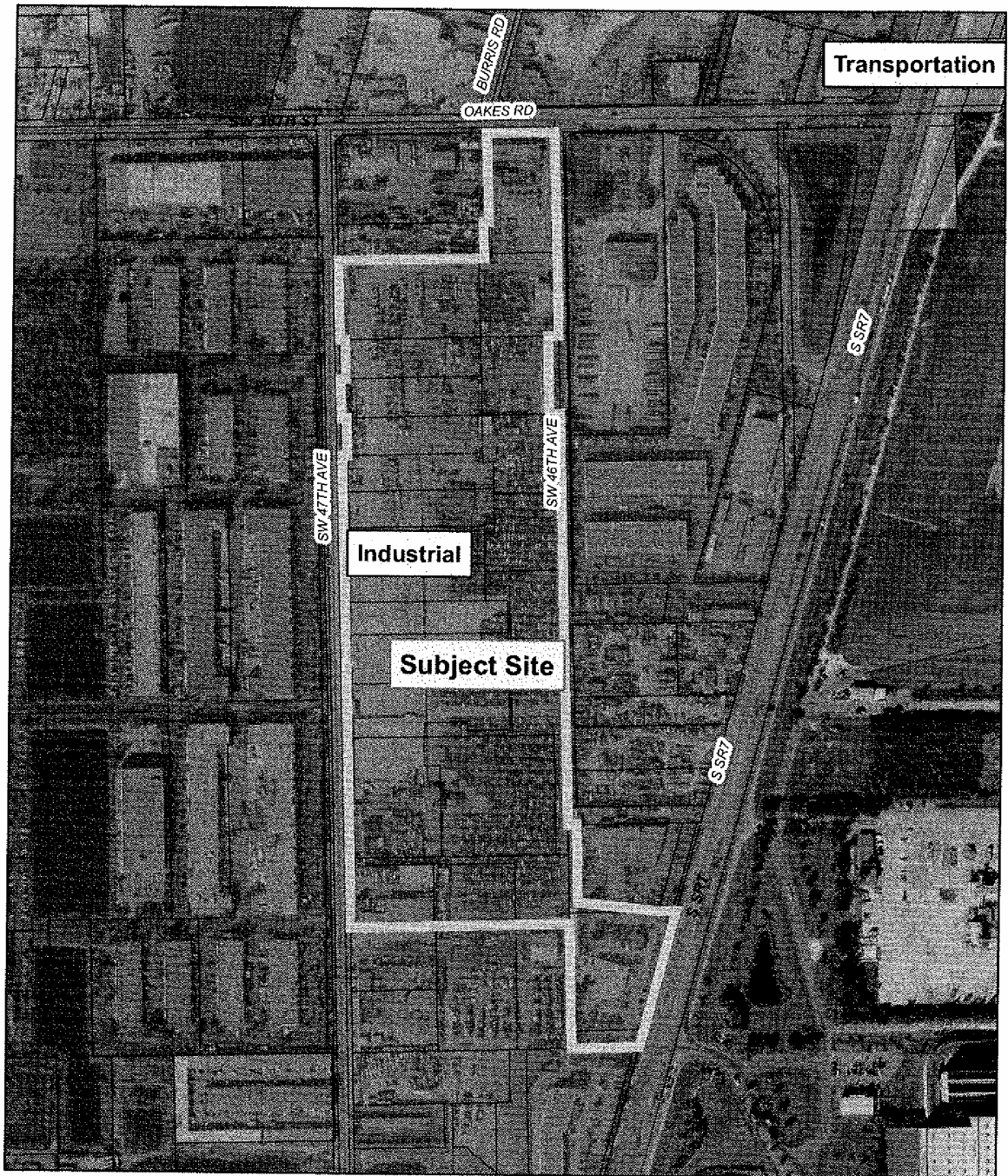


Exhibit 5 (Future Land Use Plan Map)





	 <p>0 200 400 800 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p>Plat P 6-1-08 Future Land Use Map</p> <p>Prepared by: ID Date Prepared: 7/23/08</p>
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Exhibit 6 (Aerial, Zoning, and Subject Site Map)

